

DESIGN AND ACCESS STATEMENT

Retrospective approval for removal of render to front elevation to expose existing stone walling and repair works to existing stone and lintels. Alterations to rear to remove existing lean-to roof and replace with flat roof to match existing. Remove existing window and install new door to access flat roof for means of escape. New privacy screen formed to side of existing flat roof using acoustic timber fence with handrail. New handrails and balusters to flat roof. New external stairs from flat roof to external ground level and new kitchen extract and supply ventilation ducts to flat roof area.

AT

**THE BAY HORSE, MAIN STREET,
TERRINGTON, YO60 6PP**

INTRODUCTION

The Bay Horse public house has been neglected and empty for many years now and our clients wish to bring this community asset back to life.

Previous planning and listed building applications have been granted for alterations to the existing public house and a new detached managers accommodation building to the car park, application numbers 17/01043/LBC and 17/01327/FUL.

The overall development consists of a complete refurbishment of the ground floor bar area and creation of four en suite letting bedrooms at first floor level. This necessitates the requirement for a new managers accommodation building to the rear car park area. A current application is under consideration for an increased size managers accommodation application number 21/00457/FUL.

The previous approvals gave consent for a new privacy screen to the east side of the existing flat roof, new external stairs from the flat roof to external ground level and new kitchen extract ducts roof mounted.

The new application includes for these items and also the alterations to the existing roof to remove the existing lean-to and replace with flat roof to create access via a new single door onto the flat roof for means of escape purposes.

Also, works have been undertaken to remove existing render from the front elevation to expose the original stone and retrospective approval is applied for.

All works proposed are proportionate to the scheme and details are provided on drawing numbers 256-01-01, 02, 03, 09, 10 and 11.

THE SITE

The Bay Horse Inn in a Grade II listed building, dating from the late C18 with C19 and C20 additions.

An existing out building at the back of the car park has been demolished following consent of the previous planning and listed building applications.

The original building is two storey with a mid C20 single storey flat roof addition to the rear.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1295594

Date first listed: 15-Jul-1985

Statutory Address: THE BAY HORSE, MAIN STREET

GV II Two houses of one build, now a public house. Late C18 with C19 and C20 alterations, Hammer dressed limestone and sandstone, C20 pantile roof. 2 storeys, 4 first floor windows. To left: steps to 4-panel door beneath wooden lintel with canted bay window and 3-light Yorkshire sash with shutters and keyed lintel to left and blocked window to right. To right: steps to 4-fielded-panel door with divided overlight flanked by sashes with glazing bars, with shutters and keyed wedge lintels. First floor: two 3-light Yorkshire sashes and one blocked window all beneath keyed lintels to left. 2 sashes with glazing bars beneath keyed wedge lintels to right. Gable coping, shaped kneelers, end and ridge stacks.

PROPOSED WORKS

There are several areas for works proposed with the planning and listed building application as follows.

Front Elevation Stone

Following approval of planning and listed building applications ref 17/01043/LBC and 17/01327/FUL works commenced with the existing render being removed from the full extent of the front elevation to expose the original stone.

Following discussions with Emma Woodland and during a meeting on site, we were advised to submit a retrospective application for these works.

The original stone is now exposed and has been cleaned down and repaired. Several stone lintels have been replaced with new to match to the first floor windows and there are several areas of main stone walling which have been replaced with new.

Alterations to the Existing Roof and New Fire Exit Door

The proposed layout at first floor level creates 4 new en suite letting bedrooms which was approved under applications ref 17/01043/LBC and 17/01327/FUL.

Means of escape has been an issue with the proposal with only one internal staircase from first floor level which access the ground floor in the main trade area with no direct access to outside.

The previous applications had four letting bedrooms and a private dining room to the rear with the proposal to use the private dining area as means of escape to existing external door onto the flat roof.

Building control have rejected this and a new layout has been proposed to omit the private dining room and create 4 new larger en suite bedrooms.

A corridor is proposed along the rear wall at first floor level which allows access to a new single door to replace a window.

The window historically has been part blocked up with a tiled lean-to roof from the back elevation onto the flat roof and following investigation this lean-to can be replaced with a flat roof to the same level and matching existing.

These works to the roof would allow a single door to replace the part blocked up window giving access onto the flat roof for means of escape.

The door will be a painted timber part glazed part solid single door.

Privacy Screen

The previous approvals ref 17/01043/LBC and 17/01327/FUL granted permission to erect a brick wall upstand to the east side of the flat roof to provide a screen to shield the new kitchen plant.

The proposal is to form an acoustic timber fence along this east side with handrail and improve noise reduction from roof mounted plant and provide a protection rail for the means of escape access along the flat roof.

External Stairs and Handrails

The previous approval ref 17/01043/LBC and 17/01327/FUL allowed for a new stair and handrails and balusters for the means of escape from the flat roof. These proposals were conditioned under the previous applications with further details to be provided.

The proposals show 2no new stairs allowing access for means of escape from the flat roof in two areas with protection handrails and balusters confirmed.

Kitchen Extract Ducts and Ventilation

The previous approval ref 17/01043/LBC and 17/01327/FUL allowed for new kitchen extract and ventilation ducts to the existing flat roof area. These proposals were conditioned under the previous applications with further details to be provided.

The proposed extract and supply ducts are detailed on the accompanying drawings.

DESIGN EVALUATION

Use – No change of use is involved. The public house will remain with 4no letting bedrooms at first floor level.

Amount – No extensions, or any increase in floor space, is proposed.

Layout – The layout of the public house building remains the same. The proposed works are to the rear area mainly to the mid to late C20 extension flat roof area.

Scale – No changes are proposed to the scale, massing or height of the building.

Landscaping – The proposed alterations do not involve the loss of, or impact upon, existing landscaping.

Appearance – There are minor changes to the external appearance of the building. The original building has a late C20 tiled lean-to roof against the rear wall which will be removed, and a new door part glazed will be installed to replace a damaged and part filled window.

The ducts, privacy screen, stairs and handrails have been approved under the previous applications.

Access – The external access into the building will not change.

The only feature of any architectural significance on which the proposed scheme would have any impact is the existing window which has been mainly blocked by the

late C20 lean-to roof and is damaged beyond repair. This window will be replaced with a new part glazed part timber door to form a fire escape from first floor onto the flat roof.

There are no trees or vegetation on the site.

No additional floor space is created through this application.

Pedestrian access will remain as it currently assists and will not change because of this application.

There is no impact in respect of flooding created by this application.

IMPACT STATEMENT

The site is currently used as a public house serving the local area.

Village pubs in general are a part of the fabric of life within their village and can play a pivotal role in the village community. For many, the village pub is about bringing people together and are an icon of British life. But unfortunately, too many are closing their doors for good. – current figures showing almost 30no per week.

Pubs have ability to adapt and cater for changing lifestyles whilst remaining at the heart of the community but like any small business they need support, investment and protection.

Public houses are no longer male only, anti-family places they may once have been perceived to be, a great deal can be attributed to the increased quality and diversity of what pubs offer.

The Bay Horse is more than just a business, and more than just a drinking establishment, with a well-supported restaurant, which is required to keep the business afloat. As a public house it cannot survive on wet trade sales only, therefore it provides a very real and important service to the community, with many of the older village residents (some who live alone) having a warm meal and this helps strengthen social networks between people who might not otherwise meet.

The public house being in the heart of the village is also a popular location for tourists visiting the area together with families who can make use of these proposed facilities with the new en suite bedrooms.

PARKING

Existing parking arrangements are not affected by the proposed works.

OWNERSHIP

All site boundaries will be clearly defined.

The developments open areas will be consistently maintained by the operator`s maintenance teams to ensure that external spaces are always kept tidy; this in-itself is fundamental to maintain the appeal of the site but will also deter the feeling that crime will be tolerated by neglectful external space.

ACCESS

Access to and from the building is via the main front entrance doors which will remain unaltered.

CONCLUSION

This is a positive and sensitive approach to a site with all works proposed a minor alteration to a previous approval with key assets retained and not affected.

The proposed changes fully respect these features and will cause no harm to the building's architectural or historic character.

In order for this vital community asset in Terrington to remain and to be able to support itself, modern intervention is required to meet the up to date standards, in this instance the increased covers and en suite bedroom accommodation maximizes the use of the original public house.

Once a village pub has gone it is difficult to bring them back, and this is already the case in neighbouring villages who have now lost their focal point and community asset.

We therefore respectfully request that this application be supported.